

Design and Access Statement

2 Cannon Place, Hampstead , NW3 1EJ

Camden Council

Submitted October 2017

Design and Access Statement

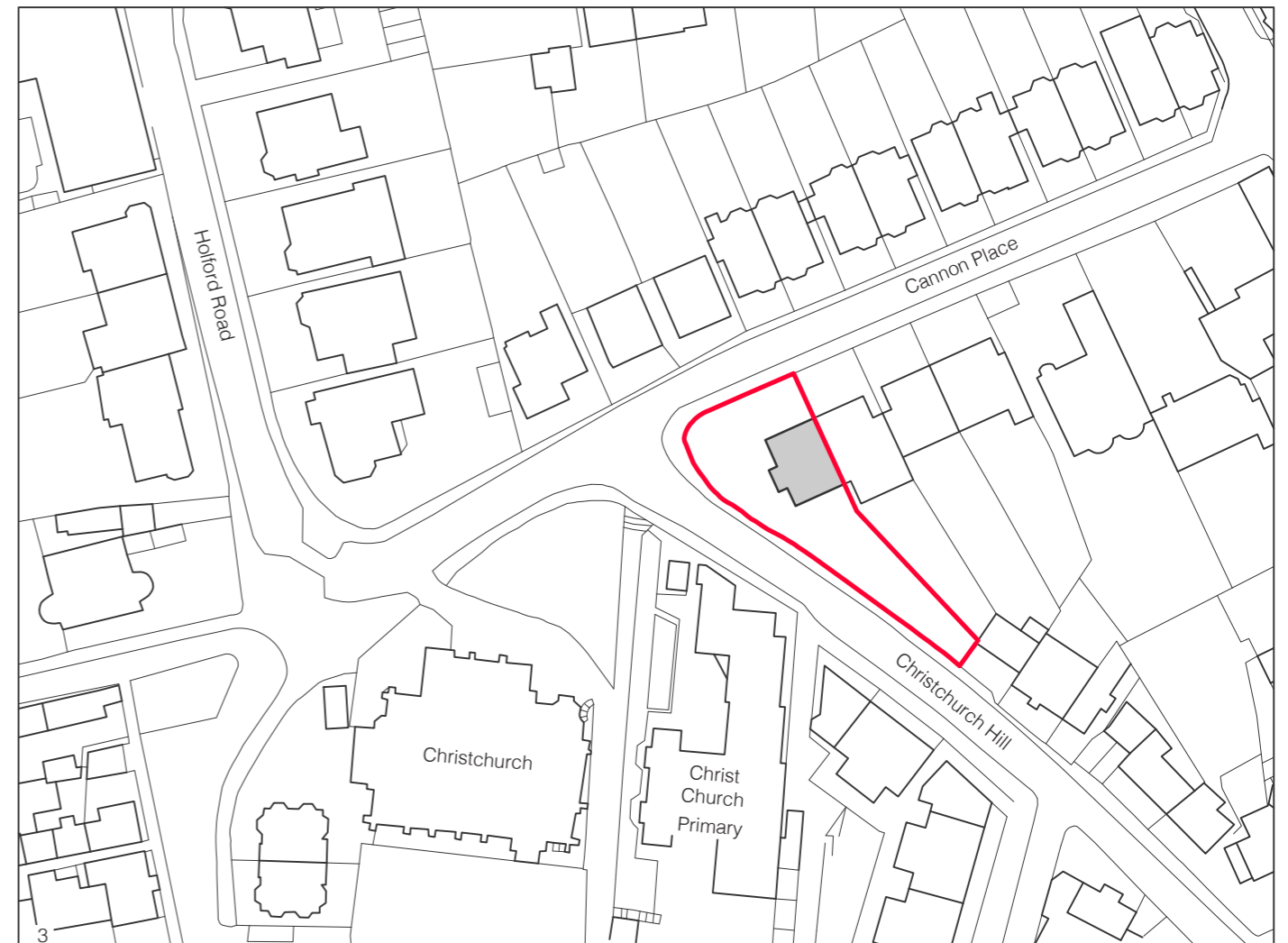
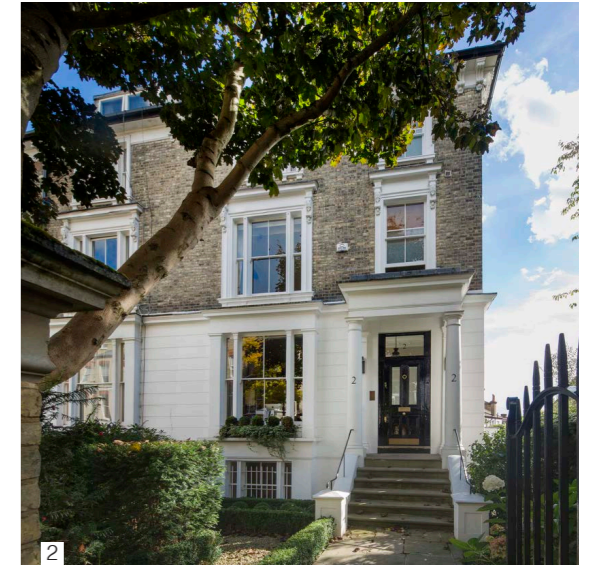
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1.0 Summary

This planning application for 2 Cannon Place seeks to gain permission for the following;

- Erection of a single-storey conservatory to the side of the property at basement level
- Slight widening of two garden door openings to the rear of the property at basement level and new timber garden doors
- Replacement of the poor quality timber fencing to the corner of the site with a brick wall to match the adjacent historic walls.
- Paving of the verge to the side of the site adjacent to Christchurch Hill to match the adjacent historic Yorkstone paving.
- Removal of a Cherry tree which has reached over maturity.
- Refurbishment of all the existing windows.



1. Aerial photo of Cannon Place
2. North Facade
3. Site Map

2.0 Design Statement

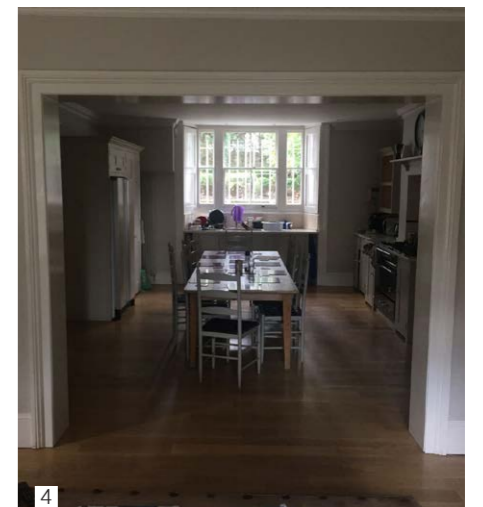
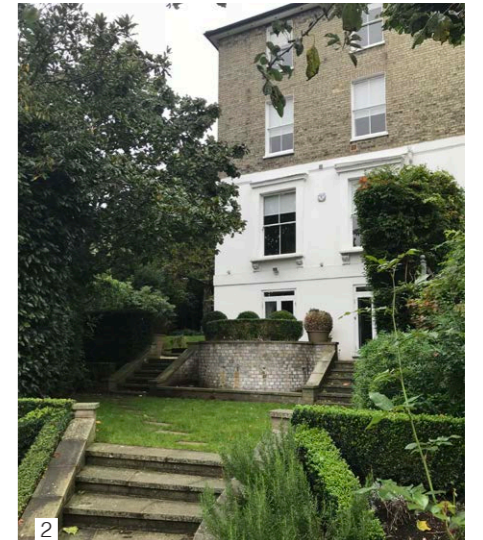
2.1 Existing Condition

2 Cannon Place is located within the Hampstead Conservation Area. The house is located on the south side of the street and part of a series of mid 19th century semi-detached villas with rusticated stucco ground floor and gault brick above. No. 2 sits on the end of the street where Cannon Place meets Christchurch Hill.

The house comprises of three-storeys over basement with attic. The upper floors are given over to bedrooms, with the upper-ground being used for two living rooms. The lower-ground floor contains the kitchen and another living room.

The house is set within plenty of green space with one large, turfed garden to the side which is heavily planted along the boundary. The gardens to the rear are terraced which slope down Christchurch Hill.

The house is currently occupied by a family who would like to improve the house by better connecting the interior spaces to these gardens and bring much needed natural light into the main living spaces.



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1. Western side garden
 2. Terraced rear garden
 3. Rear sitting room
 4. Kitchen

2.2 Proposed

The proposal seeks to improve the current house in two main ways. Firstly, to bring in much needed light into the main living areas and secondly to open up the house to the side and rear gardens. To achieve this the owners, seek to do two main alternations. Firstly, extend the lower-ground floor living area into the side garden to the west of the house using a contemporary interpretation of a Victorian conservatory. Secondly, to widen the existing lower ground floor doors to match the width of the upper ground windows.

To accommodate this work to the house the owner is also applying to make some minor alterations to the garden to ensure its utilised in the best possible way. To accommodate a wider, side entrance the existing wall dividing the front and side gardens will be removed and rebuilt. This will be done using the same bricks retained from the demolition and completed to a lower level. A hedge will also be planted to create a softer boundary between the two gardens.

The owner would also like to enhance this part of the conservation area by replacing the poor quality timber fencing to the corner of the site with a brick wall to match the adjacent walling and offering to pave the verge adjoining the property between Cannon Place and Christchurch Hill to match the adjacent paving.

A pre-app submission was made on 7th July 2017 outlining the proposal for the conservatory. Here we outlined the rational for the materials, scale, design and location of the project. We received detail of your feedback on the 25th August which highlighted a number of points for

consideration including the fenestration on the western facade, the scale of the conservatory, use of a pitched roof and our material palette. This planning application looks to respond to this feedback and give reason for the design decisions.

2.3 Function

The side building will extend the main living spaces of the home to provide a new dining room for the property. The conservatory is also designed to bring a significant amount of extra light into the lower level, making the rear of the property much more suitable for modern living.

2.4 Form

The conservatory will take the form of a contemporary interpretation of a Victorian conservatory. For sustainability reasons a more solid structure, of stucco, is proposed that is broken up a series of openings that will allow views to the garden and drape the interior with light.

The rhythm and sizing of openings has been carefully considered in relationship to the house whilst maximising views to the garden. The width of the openings references the existing arched windows on the Western elevation, allowing for a careful interplay between new and old. The height of the windows has been sized to achieve an impressive framed view of Christ Church, something which is wonderfully captured from the upper level arched windows as you move up the main stair case. The roof will be capped with a pitched glass roof to maximise light coming into property.

Through these design decisions the proposal



1. Window width match the existing windows
2. Lintel continues width of the render band
3. Wall height same as Cannon Place wall
4. New rear doors match the width of windows

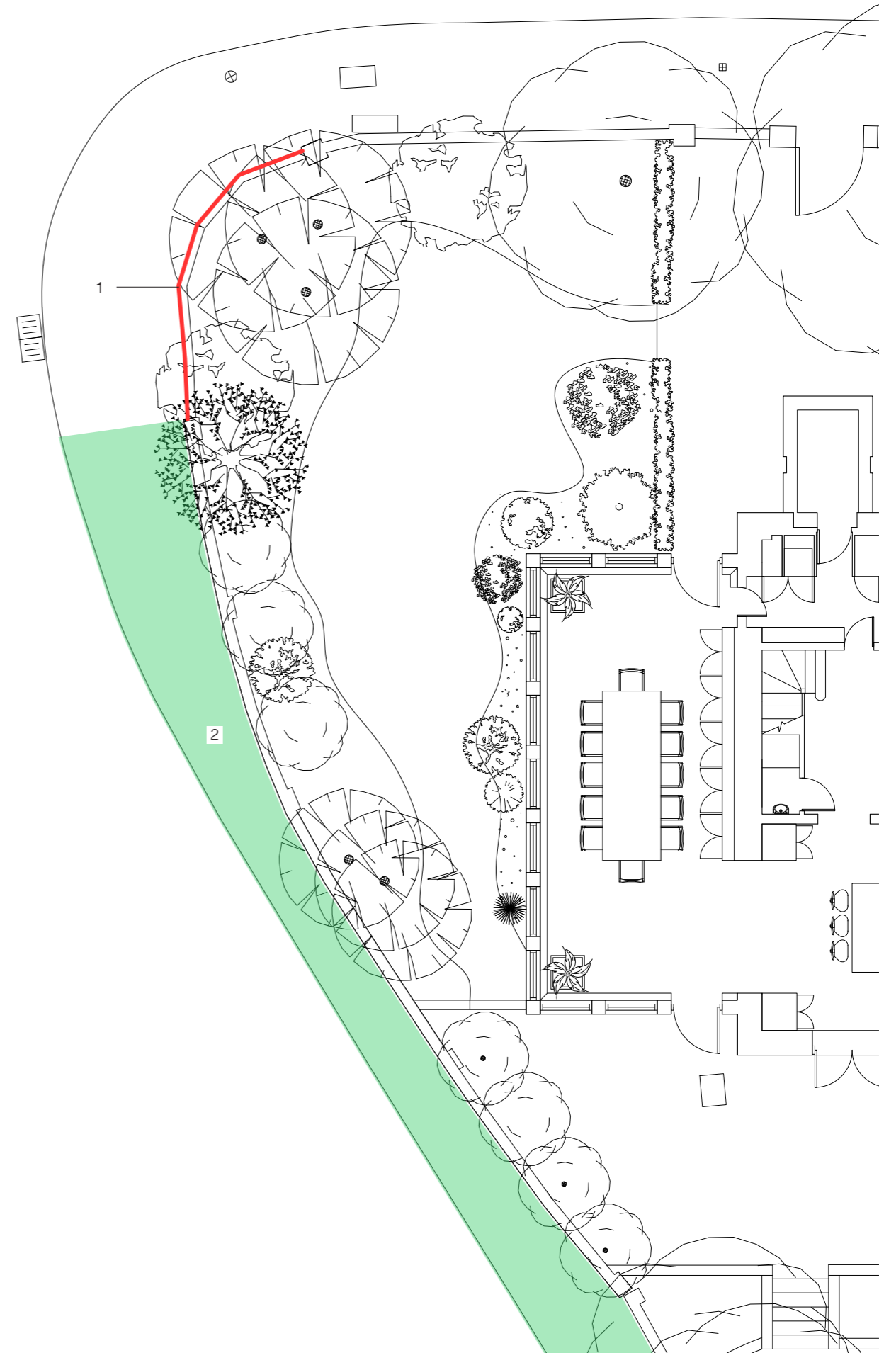
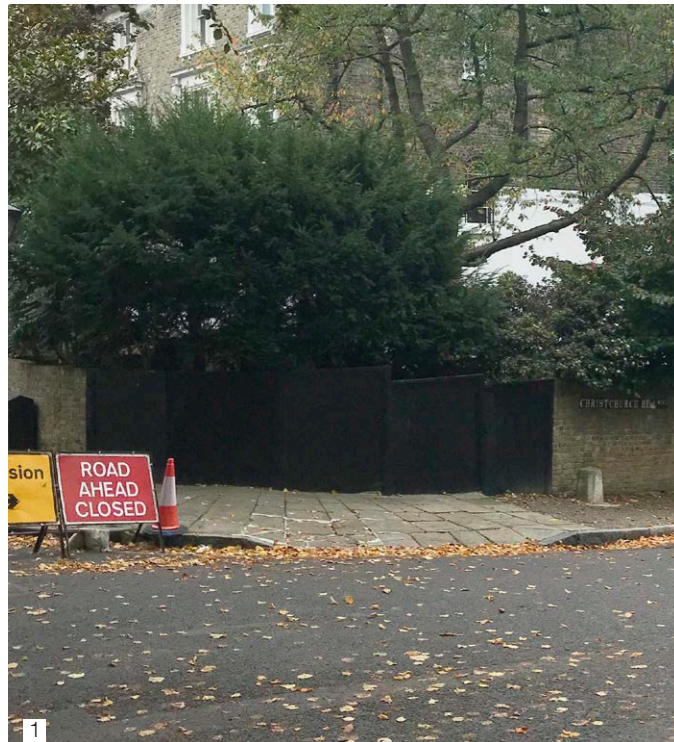
5. Garden wall rebuilt
6. Paved Christchurch Hill verge
7. New portion of wall



1. View from the western garden



2. View from southern garden



- 1. Perimeter wall to be rebuilt
- 2. Verge to be paved

becomes a contemporary interpretation of a traditional Victorian conservatory that carefully responds to its context, contributing a piece of high quality contemporary architecture to the conservation area.

2.5 Scale

The current external area of the house is 101sqm. The proposed conservatory is 39.5sqm, which increases the overall footprint by 38%. It is also important to consider the proposal in respect to the property's large, 446sqm garden, which means the gardens still retains 93% of its current area.

The width of the room is defined by the need to provide ample room for a new dining room. Creating the space allows for a large table with space either side to provide sufficient access. The length is then defined by the distance required to access both the kitchen at the rear of the property and the utility space at the front. In plan, these proportions allow for a sense of continuity with the existing house, where the dining room, kitchen and sitting room all maintain similar proportions. This ensures that the project is being developed sensitively, in keeping with the order and rational of the existing house.

The height of the property has been equally considered in response to its context. The height of the walls are designed to line up with the front perimeter fence meaning the property has a careful synergy with the Cannon Place streetscape. The pitch height is thoughtful in respect to both the main house and the neighbouring Christ Church. Here the pitch angle references the existing house and provides enough of an angle to capture views of the church spire.

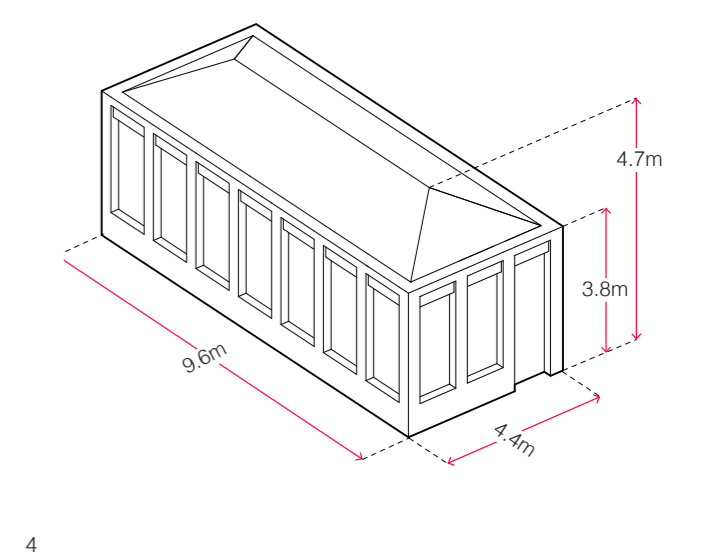
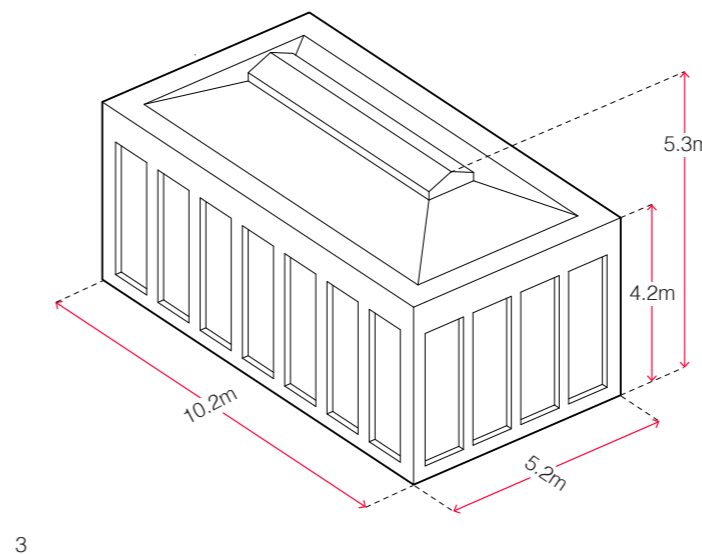
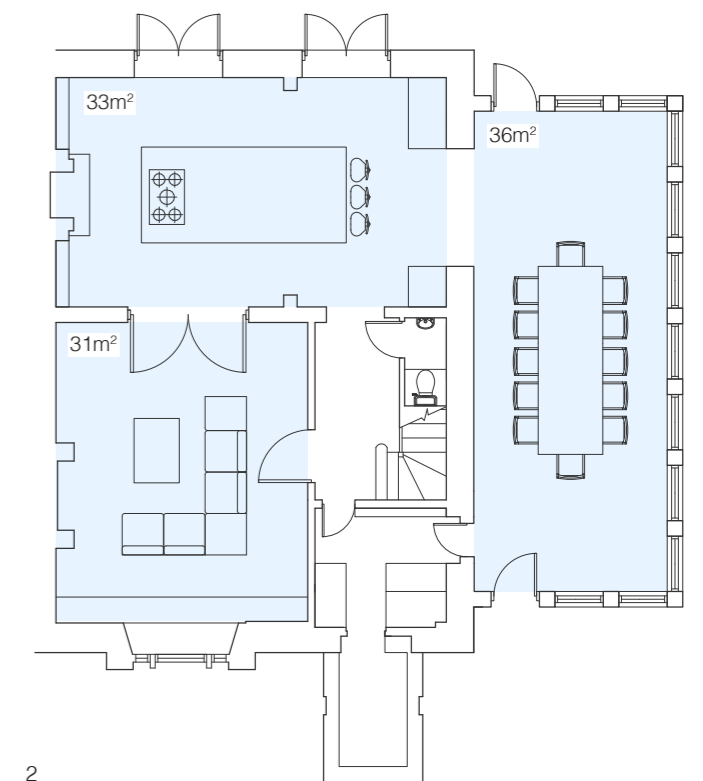
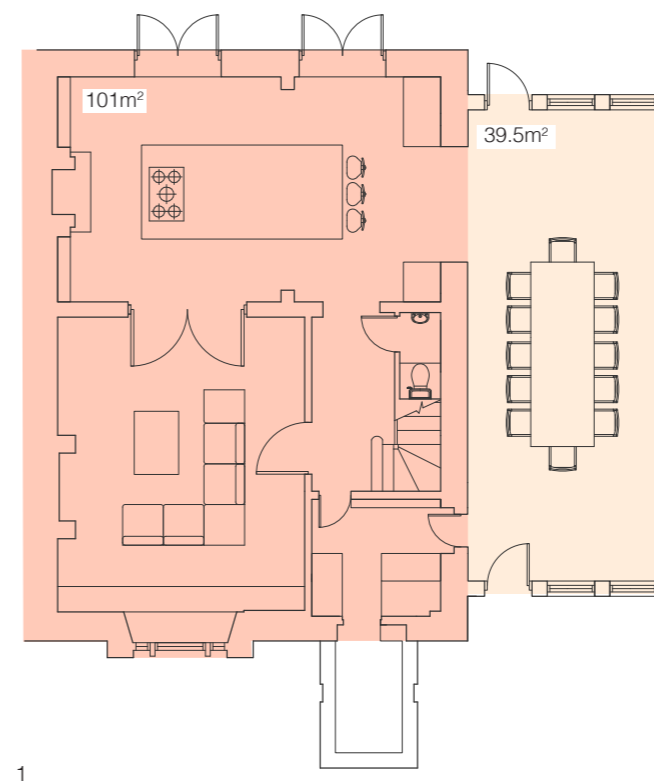
The scale of the building has also been significantly reduced on recommendation from Camden in our pre-app feedback. The building has been reduced in size whilst meeting the minimum requirements of our brief, remaining subordinate to the main house and sensitive to the surrounding conservation area.

2.6 Sustainability

The sustainability of the project will reach the highest standards of environmental design. This will try to follow the original intentions of conservatory engineers in the 19th century, where these structures were a symbol of technological advancement and cutting edge in their servicing design. The proposal should then be assessed as a highly innovative, sustainable development. This is both in terms of environmental performance and through providing longevity of use and design for purpose. The energy conservation and usage of the proposed construction will meet Building Regulations Part L (Conservation of Fuel and Power).

A key aspect of the brief is to create an elegant development that will bring plenty of daylight into both the new space and the existing. The design has been developed to capture as much natural light as possible, shifting the buildings reliance on electric lighting in the main living spaces. Extending to the west of the house allows for the proposal to maximise the amount of light coming into the lower-ground floor without the risk of large expanses of south facing windows. This will help in reducing solar gain and overheating.

The building will use the best quality materials and construction methods to ensure maximum efficiency. Through the introduction of double



1. External area diagram
2. Internal room area diagram
3. Pre-app proposal scale
4. Proposed scale

glazed elements and appropriate natural ventilation which will ensure year-round comfort. Further to this, the introduction of elements to provide thermal mass, such as the brick structure and stone floor, will assist in passive heating and cooling.

The interior spaces have also been reorganised at the lower-ground to make the most of this extra light. The kitchen will be moved to the rear of the house to utilise this and the darker, front room will be converted into a TV room. The current rear doors will be replaced with new, wider doors to match the width of the living room windows above. These will be replaced with double glazed, timber framed glass doors to ensure a continuity with the existing fabric whilst improving thermal efficiency.

Alongside this, the proposal provides a sustainable solution in supplying the level of usable living space needed for the occupants of 2 Cannon Place, whilst having minimal impact on neighbours. Providing spaces fit for use and future proofed is key to designing a truly sustainable building. Achieving the space required and minimising impact is made possible through the location of the development and thinking carefully about the needs and requirements of the client whilst being respectful to the current home.

2.7 Context

The proposed conservatory is located to the west of the property in a large side garden which borders the junction between Christchurch hill and Cannon Place. This section of the garden seems best suited for the project for a number of reasons. The first being its size, measuring 181sqm in total and at its widest, measuring over

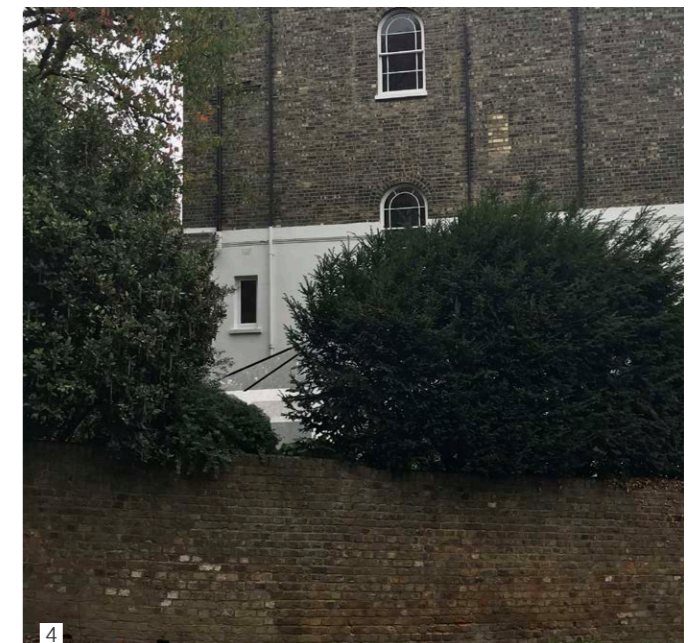
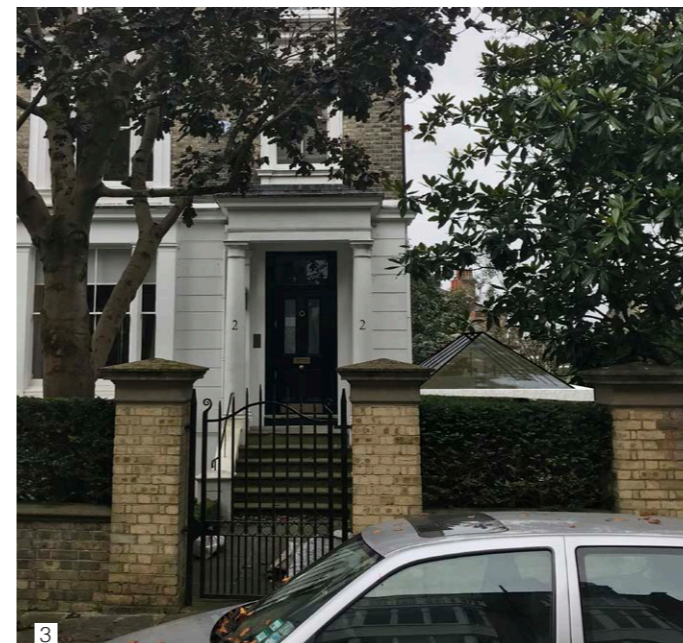
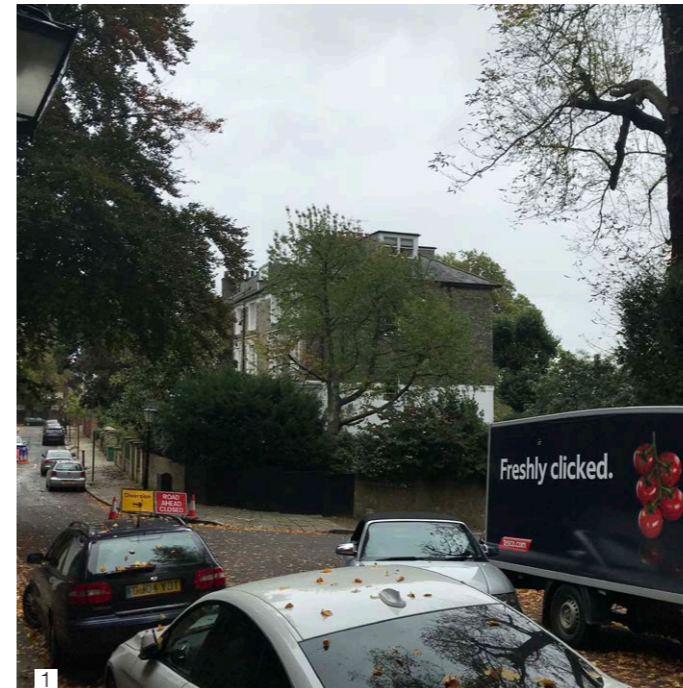
11m from the house to the perimeter fence. The second is its dense foliage which screens the proposal from every angle.

This location also allows the property to take advantage of its prime location within Hampstead. Allowing the design to capture views of the neighbouring church and enjoy ample afternoon sun, unrestricted from any immediately neighbouring buildings. Building here then creates minimal impact on the surrounding properties amenities, having no impact on any direct neighbour.

The conservatory must also be considered with respect to the surrounding listed buildings. As you can see from the attached images the view points from these properties remain virtually unchanged, with the perimeter trees providing heavy cover for this scale of conservatory.

2.8 Landscaping

The proposal will include new landscaping at both the rear and side gardens, creating two distinct and appropriate spaces. The rear will maintain the current formal feel of the garden, making use of the terraces to provide both hard and soft landscapes. The side garden will be re-planted using indigenous plants, trees and grasses from the heath, aiming to bring in some of the wild qualities of the heath into the village. To maximise these new outdoor spaces, we have proposed the removal of one tree which is supported by an arboriculturist report by CBA Trees. The intention is to replace this tree with something of a similar life span and size to ensure the house retains its dense perimeter shield.



1. View from 1 Cannon Place
2. View from Christ Church Primary School
3. View from Cannon Place
4. View from Christchurch Hill Junction

3.0 Design Appraisal

3.1 Design Overview

The design should be considered as a contemporary interpretation of a traditional Victorian conservatory. The aim is for a visually lightweight structure that contains solid elements for sustainability reasons, and is contextual in both design and materials to ensure that it makes a positive contribution to the conservation area.

3.2 Material Expression

The material strategy for the conservatory will focus on the use of very high quality, durable and sustainable materials. This palette will look to make reference to the existing house whilst focusing on a more natural, softer feel that is more suitable to the conservatory's connection with the gardens.

Stucco Façade:

The facade of the conservatory would continue the white stucco (lime render) of the lower levels of the main house however start to differentiate itself by having a rougher, more natural texture. Stucco is a traditional material found throughout the conservation area and is therefore an appropriate contextual response.

A useful precedent for this Sakuru House by Hermansson Hiller Lundberg Arkitekter which pairs a rough render with a stone. This contrast is very effective and creates an interesting link between the wildness of the garden and the grandeur of the house.

Glazing:

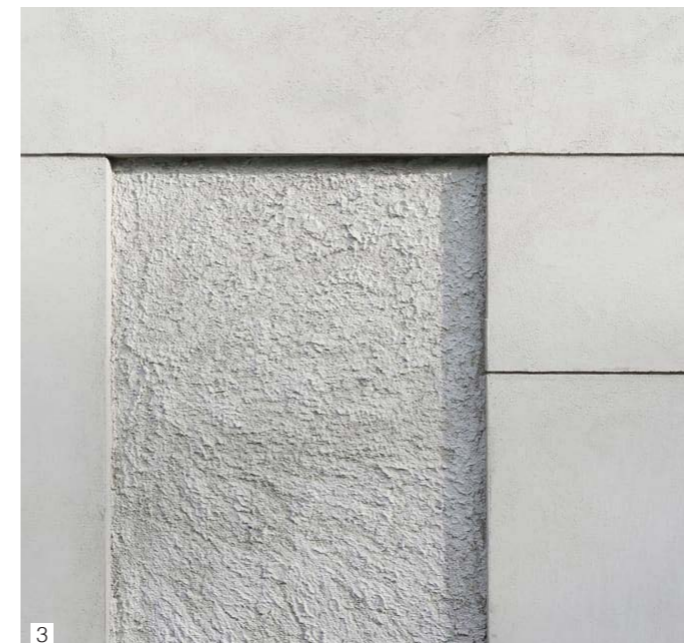
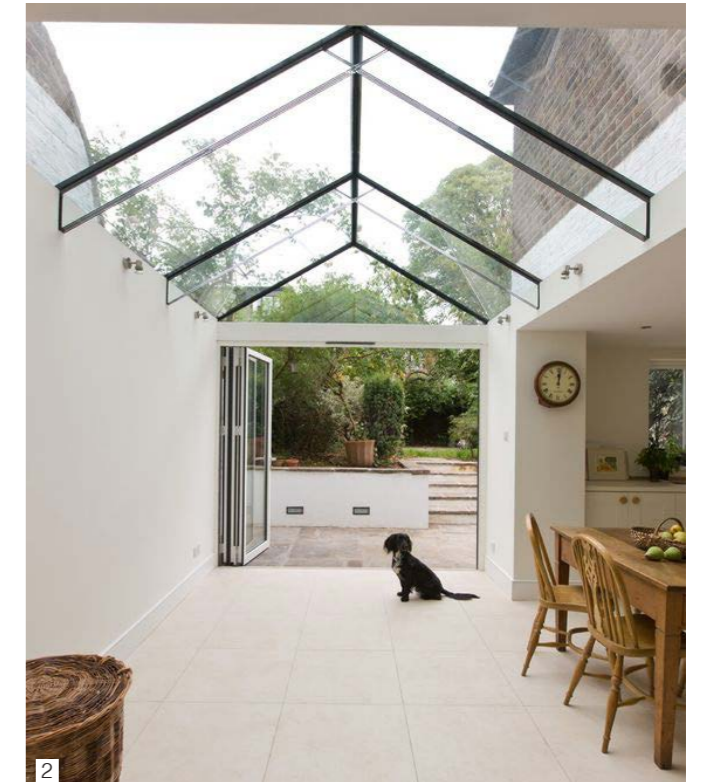
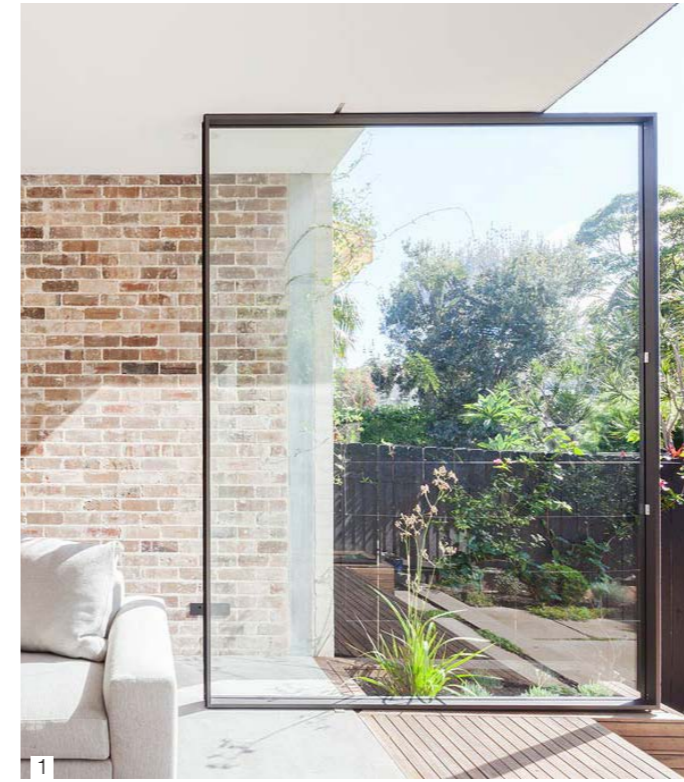
To ensure that the glazing is as visually light-

weight as possible the double-glazing will be as slim as possible. The use of high tech, elegant glazing as a modern contrast to the traditional stucco render and stone insets adds a playfulness which gives the proposal a distinct interplay between old and new.

The use of high tech glazing will also continue the tradition of exemplary conservatory design, trying to utilise modern technology to create an energy efficient and elegant architecture. This glazing has an interesting heritage in some of Hampstead's exemplary modern design; the Hopkins House on Downshire Hill being a prime example.

Glazed Roof:

The building will be capped with a framed glass roof. This is to ensure the property is maximising the amount of light coming into the space. In keeping with modern glass house design, the roof will be built using an aluminium frame which is both lightweight and sturdy. Iron was used during the 18th and 19th century, however has been replaced by aluminium because of its susceptibility to rust.



- 1. Vitrocsa Pivoting Windows
- 2. Slim framed completed by Tombe
- 3. Stucco Render and Stone facade by Hermansson Hiller Lundberg Arkitekter



1. Façade view
2. Interior View

3.3 Scale and Form

As discussed in the previous section, the scale of the building has been carefully considered to meet the demands of our client's brief, whilst being subordinate to the existing house and sensitive to the conservation area. The projects dimensions thus remain poetic in their relationship to the house and surrounding context whilst being suitable for use and function.

In light of Camden's pre-app comments, the scale of the building has been significantly reduced. The project is now barely visible from all key viewpoints around the property. The set of images attached exemplifies the coverage of the building from various angles.

The form of the conservatory was commented on by Camden in our pre-app feedback. As designers, we have taken these comments on board and responded to them by improving the scheme but wish to demonstrate that an overly literal interpretation of some of the pre-application advice would result in a poor quality design which would undermine the character of the conservation area. To illustrate this, we have drawn a scheme that includes the following pre-app feedback.

'It is considered that the pitched roof form also contributes to emphasising the scale and dominance of the extension in relation to the host dwelling and surrounding street scene. Therefore, a flat roof form would be considered more appropriate to help reduce the overall scale of the extension.'

'The extent of slimline glazing panels on the elevations are not considered appropriate as the proposal is made more prominent by the large

number of windows. This uncharacteristic approach to the fenestration makes the proposal more prominent and draws attention to the extension.'

As you can see the movement towards irregular fenestration leads to a façade that is awkward in relation to the existing house and blocks off integral views to the side garden and church beyond. Maintaining a high level of glazing is also important to the historical precedent the design is trying to interpret. Traditionally conservatories are fully-glazed but a literal interpretation of the pre-ap advice would result in a structure with 32% of its elevations glazed which undermines the design concept.

A flat roof would result in a poor quality addition that lacks elegances and would fail to make a positive contribution to the existing house and conservation area.



1. Pre App feedback elevations

3.4 Historic Character

2 Cannon Place was built in the 19th century, a period of time generally considered as the golden age of conservatory building. English conservatories were the product of an English love of gardening and new technology in glass and heating technology. Many of the magnificent public conservatories, built of iron and glass, are the result of this era. The glass houses in Kew Gardens are a seminal example of this period.

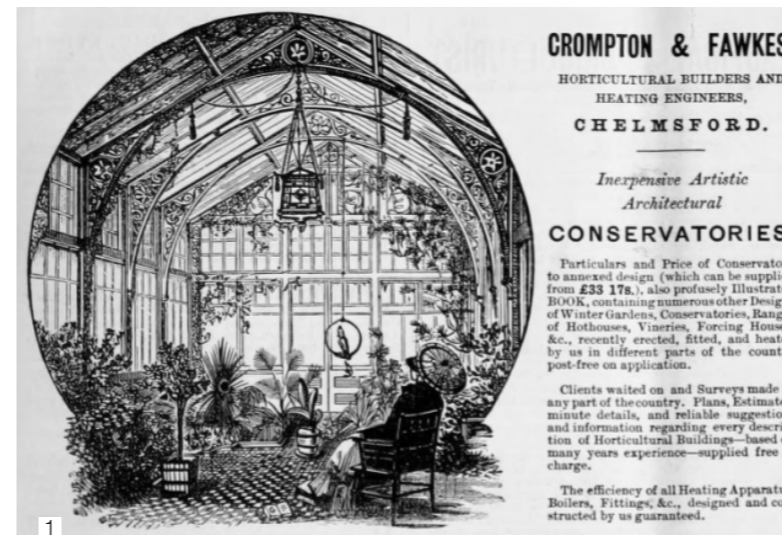
The use of structures to explore the relationship between man and nature has a rich history within Hampstead. For instance, the Kenwood Orangery built by John Stuart in 1746. Affordable, domestic conservatories were also provided later in the 19th century; made possible in part to Crompton and Fawkes' use of mass produced elements. One of their schemes was built for a family in Hampstead on Nutley Terrace.

In concept, the proposal can then be seen within this tradition of building which connects the user to nature. Thus, introducing a contemporary adaption of a conservatory to the side of this property is an apt and thoughtful addition to Cannon Place.

3.4 Amenity:

The design seeks to create no meaningful impact on neighbouring amenity. The expression of the volume and location of the design has been thoughtfully crafted to provide minimal impact of the surrounding properties. The decision to extend into the side garden provides a great advantage here and was noted in our pre-app feedback.

'The side extension is proposed to be positioned on the western side elevation, which is adjacent to the corner junction of the highway. Therefore, there would not be an adverse impact on the adjoining properties in terms of outlook, privacy and sunlight or daylight.'



1. Compton and Fawkes advert with interior
2. Nutley Terrace, Compton and Fawkes
3. Kenwood House Orangery
4. Nash Conservatory at Kew

4.0 Heritage

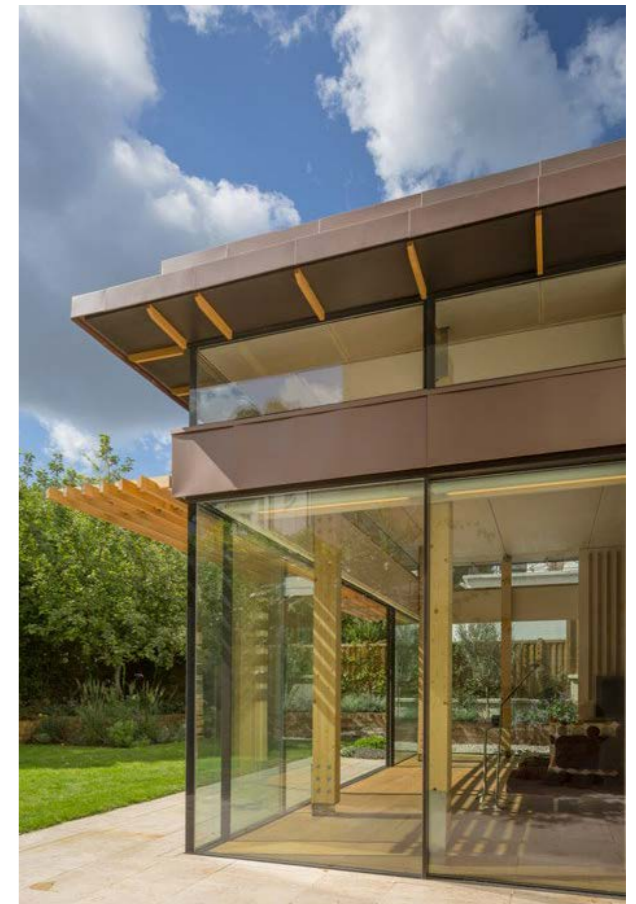
Please see separate Heritage statement for detail.

5.0 Precedent

The conservation area features many extensions and conservatories of varying sizes and forms. When looking for precedent for this type of development we found many pastiche conservatories throughout the conservation area which is something we sought to avoid. Our design is for a contemporary interpretation of a traditional Victorian conservatory which Melrose House in on South End Road is a good example. This Grade-II listed Georgian end of terrace was remodelled and extended by London based architects Cullinan Studio. They transformed the property into a light, modern home that looks to work with the existing house in a vibrant and sensitive way. This project has been widely celebrated as an example of good modern design, later being short listed for a 2015 Camden Design Award.

As mentioned above conservation area is home to a number of conservatories which take a more pastiche approach to design. For instance, Cannon Hall at the end of the road uses a conservatory to house a swimming pool and a property on Wildwood Road extended their vast property to include a very grand orangery. Although these provide useful spaces for their residents; we would argue that their pastiche design doesn't reflect the nuance and intrigue of the current setting and by simply copying previous forms that are not necessarily evident, you create something that is entirely devoid of architectural meaning and thus missing a vital opportunity to celebrate Hampstead's rich built environment.

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1. Melrose House
 2. Cannon Hall
 3. Wildwood Road



6.0 Policy

National Policy:

The NPPF provides a framework through which the proposal for 2 Cannon Place should primarily be assessed. In addition to this The Planning (Listed Buildings and Conservation Areas) Act 1990 provides guidance in relation to conservation areas. It outlines that such areas offer architectural merit and historical interest that it is desired to preserve or enhance. Given that the proposal represents a change and cannot be considered preservation, it must provide enhancement. As set out in the discourse on the design of the proposal and the underlying architectural principles, it should be considered that it will provide an enhancement. The NPPF provides the following policies, which should be used in assessing the proposal for Cannon Place:

Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and building

Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

The architectural critique of the design principles and review in context of the conservation area have already outlined how the proposal is the manifestation of careful thought. This thought en-

ures the access to amenity for the existing house is greatly improved whilst not affecting neighbouring properties. In light of the NPPFs guidance on not imposing architectural styles, we have seen that the proposal pursues an innovative design rather than creating a pastiche.

This innovation has been with careful reference to the existing character through careful scaling and proportioning, use of stucco render and the angled roof. These elements will help reinforce local distinctiveness.

Local Plan:

Camden Council's Local Plan was adopted on 3rd July 2017 and provides the basis for planning applications to be assessed against. This document provides guidance on the built environment, including heritage and design. The policy D1 works to protect and enhancing Camden's urban fabric and states the following:

The Council will seek to secure high quality design in development.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under "Policy G1 Delivery and location of growth" will be provided through high quality contextual design.

Camden sets out details for what 'high quality design' should respond to. We believe this planning application sets out just reasoning for

all appropriate parts. This scheme responds to context, character, heritage, sustainability, materials, streetscape, landscaping, amenity in a way that defines the project as both exciting and high-quality. In this analysis, we would also argue the design squeezes every advantage to improve and the character and quality of the area through clever referencing, scaling and identifying a rich material palette.

The policy D2 work to protect and enhancing Camden's heritage assets and their settings. This policy states:

The Council will not permit the loss of or substantial harm to a designated heritage asset

Require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area

Preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage

The review of the design in the previous pages outlined the rigorous design principles applied to the proposal, intended to be complementary to the local identity through making references to it in scale and form. Critically the proposal is thus trying to create contemporary interpretation of a tradition Victorian conservatory which will enhance the character and feel of the conservation area.

In respect to the gardens, the project tries to enhance these by reconnecting them with the main living space making them more useful and enjoyable. This proposal also presents ideas for

the landscaping of these areas ensuring they are planted in a modern, contextual way which celebrates Hampstead's intrinsic link to open spaces.