

**ANDREW LISMORE ASSOCIATES: DESIGN AND ACCESS STATEMENT
PLANNING APPLICATION –REPLACEMENT WINDOWS AT:
4 CANNON PLACE, NW3 1EJ:**

1.0 THE PROPERTY

- A. 4 Cannon Place is a semi-detached four-storey property situated within the Hampstead conservation area. The demise of the property is the land edged in red on the site location plan included with this application. This application relates to the lower ground /ground floor flat. First and Second floor flats over are not affected (**Appendix A**).

2.0 PROPOSALS

- A. The proposal involves the removal of flank elevation window screen situated within a single-storey rear projection to the property that is understood to have been constructed sometime in the early 1980s.

3.0 DESIGN AND ACCESS ISSUES

3.1 Design

- A. The existing windows are the original softwood painted single glazed units and are therefore in excess of thirty years old. The windows are in a very poor condition with significant wet rot decay evident resulting in water ingress to the property.
- B. The existing window unit is located within 500mm of the boundary with No.2 Cannon Place where there is a substantial mature shrub screen. This close proximity to the boundary restricts access for maintenance and the debris from the shrub screen has contributed to the extent of wet rot decay (**See photographs 7-8 Appendix C**).
- C. The proposal is to replace the screen with UPVC double glazed unit as shown on the supplier sketch plan. (**Appendix B**). The windows will match existing size and no alterations to the existing openings are proposed. The proposal to use Upvc is in keeping with the relatively 'modern' appearance of the extension which already has Upvc doors and cladding (**Photographs 1-5 Appendix C**) It is also proposed to use UPVC as this will be maintenance free as the screen is situated in an area where access for maintenance is extremely limited.

3.2 Access

- A. The proposal relates to the rear addition of the property and does not affect existing access to the property in any way.

4.0 AMENITY ISSUES

- A. We believe that the proposal will not have any impact on the amenity to the property nor the outlook from any of the adjacent buildings. Enclosed in **Appendix C** is block plan and photographic schedule.
- **Photographs 7-9** – These demonstrate the concealed location of the windows. The boundary wall and fence over at No 2 are 2.15m high and this with the shrub line fully conceal the windows from No2 and the other neighbouring properties.

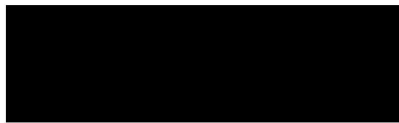
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- **Photographs 11-12-**Photographs taken of 2 & 4 Cannon Place from Christchurch Hill show that even in winter with reduced leaf cover the windows are not visible.
- **Photographs 13-14-** Photographs of the rear of No's 2& 4 Cannon Place further down Christchurch Hill show that the windows cannot be seen.

5.0 SUMMARY

- A We believe therefore that for the design and amenity reasons described above the proposals are of very limited impact and should be approved.

Signed



ANDREW LISMORE ASSOCIATES

Date: **22nd December 2017**