

# St John's Wood Park Design and Access Statement

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## Project Team

Document produced by:

### **Macreanor Lavington**

Architects

With Consultant Team:

### **Indigo**

Planning Consultants

### **Robert Grimshaw**

Affordable Housing and Viability

### **Kanda**

Statement of Community Involvement

### **Van Bruggen**

Townscape Visual Impact Assessment

### **GIA**

Internal Daylight, Sunlight And Overshadowing  
Daylight and Sunlight Impacts on Neighbours  
Rights of Light  
Party Wall

### **Ridge**

Structural and Civil Engineers  
MEP Engineers  
Quantity Surveyor  
Transport Statement  
Framework Construction Management Plan  
Noise Assessment  
Sustainability and Energy Statement  
Basement Impact Assessment  
Sustainable Drainage Strategy

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## **1.0 Introduction**

# 1.1 Summary of Proposal

## Overview

*This section should be read in conjunction with the planning statement prepared by planning consultants Indigo.*

Redevelopment of site following demolition to residential development of 9 dwelling houses (Use Class C3), cycle storage, refuse storage and plant.

This Design and Access Statement has been prepared by Maccreanor Lavington Architects in conjunction

with a multi-disciplinary team on behalf of Almax Group, to support the proposal for the redevelopment of the land adjacent to No. 1 St John's Wood Park, following demolition to residential development of 9 dwelling houses (Use Class C3), cycle storage, refuse storage and plant.

The proposal is to create an architecturally rich scheme which responds positively to its context which complements the Victorian mansion block typologies seen

throughout the surrounding area; a building that will last 100 years plus and be robust and flexible enough to enable its use to continue well into the future, as London's Victorian building stock has done to date.

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**Opposite:** View along St John's Wood Park

## Site and Surroundings

The site is a currently cleared former garage site on the western side of St John's Wood Park. The site previously contained 6 no. single garages but was cleared within the past three years and currently forms a vacant site. An extant planning consent exists for a single 5-bedroom, 3 storey plus basement family house.

The site is within an established residential area with surrounding building heights ranging from 2.5 and 3 storey properties to the south and west and much taller blocks primarily to the north ranging from four to twelve storeys. The topography of the area is relatively flat, with gated pedestrian and

vehicular access through the site to Middlefield to the rear (west).

The site is not within a conservation area and there are no nearby statutorily listed buildings. The site benefits from a PTAL rating of 6a, and is close to the Borough's boundary with Westminster.

A restrictive covenant exists requiring the retention of pedestrian access through the site on to Middlefield to the rear (west).

## The Proposal

The design seeks to create a modern interpretation of 19th century mansion blocks featuring bay windows, generous proportions and a decorated façade. The size of the block relates to the wide street and

other mansion blocks prevalent in the surrounding area as opposed to the low density and quality of the adjacent buildings. The building is setback from the street, allowing for foreground landscaping to the building including tree planting. This new building aims to set a precedent on the street of high density formal street edge that can be lined with trees in keeping with the local neighbourhoods. All flats are dual aspect and feature generous wintergardens or terraces for private amenity.

The proposals seek the redevelopment of the site for a car free residential flatted development of up to 9 residential apartments comprising a mix of 2 – 4 bed sizes.







## **2.0 Context**

## 2.1 Location

The site is located on St John Wood Park, in the London Borough of Camden, equidistant from Swiss Cottage underground station and South Hampstead overground station. Primrose Hill is 300 meters to the East and The Regents Park is 1km South East of the Site.

The site itself is located west of St Johns Wood Park, between Adelaide and Boundary Roads. Boundary Road defines the edge of the London Borough of Camden and the London Borough of Westminster.



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**Above:** Plan of London, Camden highlighted  
**Below:** Site location

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Below: St John's Wood aerial photograph



## 2.2 Site History

### 1866

- First plans of the Eyres family estate were drawn up as early as 1794, and incorporated the then revolutionary idea of villas, detached or in pairs and in individual 'bosky gardens', rather than Georgian terraces and squares - development only really got underway in 1820.
- Colonel Henry Samuel Eyre won Parliamentary backing for the putting through of Finchley Road, providing a direct link from

Regents Park and London's West End to the Great North Road.

- Swiss Cottage Tavern, built in about 1840, was one of the earliest buildings to be built on Finchley road. The Swiss style in which it was built was very fashionable at the time and gave its name to the surrounding area which became an important hub for traffic from about 1850 as the nearby estates were built up.

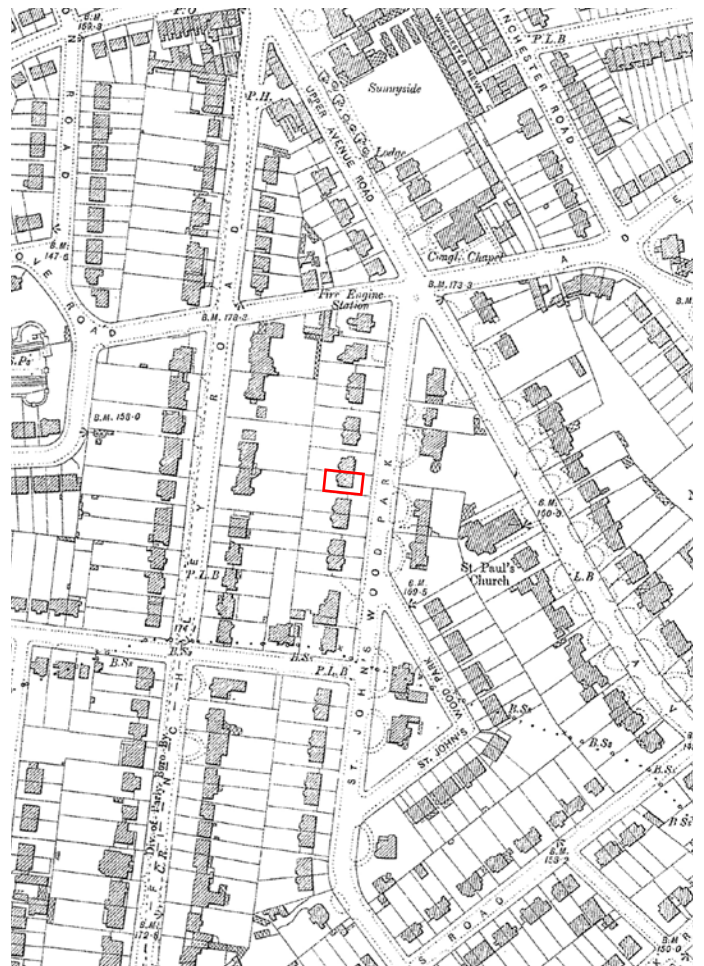
### 1894

- Fitzjohns Avenue was laid out in 1875-6. A tree lined boulevard it ran across Conduit Fields from Swiss Cottage despite a campaign to preserve part of there as a public park. Houses began to be built immediately, some designed by Norman Shaw and T.K Green, and the area, including the adjoining roads of Maresfield and Netherhall Gardens, became popular with artists.

Below: Map of Site and Surrounds, 1868



Below: Map of Site and Surrounds, 1893





**Above:** Historic Image of St John's Wood

- Before 1973
- After 1973

**Below:** Current map with post 1973 buildings



**Below:** Map of Site and Surrounds, 1937



## 2.3 Conservation Areas

*Note: This section should be read in conjunction with the Townscape and Visual Impact Assessment.*

The site is not located within a conservation area however it sits in an area of land bound by Fitzjohns and Netherhall Conservation Area to the North, Belsize Road Conservation Area to the North East, Elsworthy Road Conservation

Area to the East, St Johns Wood Conservation Area to the South, Alexandra Road Conservation Area to the West and South Hampstead Conservation Area to the North West.

There are no listed buildings in close proximity of the site, however further afield; to the North of the site Regency Lodge and Swiss

Cottage Library are both Grade II listed buildings. To the south of the site are a series of listed villas along Queens Grove. Any site development is unlikely to have an impact on the setting of these buildings.

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**Below:** Conservation area boundaries, listed buildings and locally listed buildings.  
Extract from The Old Town Mastplan SPD

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### St John's Wood conservation area

- Low density townscape, with wide tree-lined streets;
- Importance of generous gardens, trees and greenery;
- Picturesque mixture of detached and semi-detached villas;
- Smaller pockets of terraced housing and mansion blocks.



### Elsworthy Road conservation area

- Almost exclusively residential;
- Homogenous scale;
- Four storey terraced houses, semi-detached villas and freestanding detached houses;
- Green front gardens;
- Building lines setback from pavement;
- Tree-lined streets.



### Alexandra Road conservation area

- Almost exclusively 1970s residential redevelopment design by Neave Brown;
- Homogenous scale and character;
- Low rise, high density housing stacked, zigurat-style, in a concrete megastructures;
- Strong geometric quality, orthogonal arrangements being varied by the use of bold chamfers, in both plan and section, and circular forms, in plan only.
- Changes in level associated with ramps, stairs and lightwells. Green public spaces, structured outdoor 'rooms'
- In-situ, white board-marked concrete; self-coloured render; precast concrete units; black stained timber; glass bricks.



### South Hampstead conservation area

- Almost exclusively residential;
- Homogenous scale and character;
- Large semi-detached and terrace late-Victorian properties;
- Terracotta and brickwork ornamentation;
- Red or gault brick;
- Green front gardens;
- Building lines setback from pavement;
- Tree lined streets.



### Fitzjohns and Netherhall conservation area

- Mainly residential but also has a large number of institutional buildings;
- Homogenous scale;
- Range of architectural styles - Neo-gothic, classical Italianate, Queen Anne, Jacobean, Domestic revival, Art and Crafts;
- Green front gardens;
- Building lines setback from pavement;
- Tree lined streets.



### Belsize conservation area

- Almost exclusively residential;
- Homogenous scale;
- Mid - 19th century Italianate villas, two storey mews terraces, Queen Anne style detached red brick houses;
- Green front gardens;
- Building lines setback from pavement;
- Tree lined streets.