

# DESIGN & ACCESS STATEMENT

**FOR:  
20 VICAR'S ROAD  
LONDON  
NW5 4NL**

**FEBRUARY 2020**





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# DESIGN & ACCESS STATEMENT: PART 1

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# PART ONE CONTENTS

## PART ONE

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This DESIGN & ACCESS STATEMENT has been prepared by Emily Kennedy & Peter Morris, February 2020

**TO ACCOMPANY THIS STATEMENT, PLEASE ALSO REFER TO THESE DOCUMENTS, PROVIDED SEPARATELY:**

### APPENDIX ONE:

DAYLIGHT & SUNLIGHT ASSESSMENT (Prepared by Jonathan Ray at Right of Light Consulting)

### APPENDIX TWO:

CONSTRUCTION & MATERIALS STATEMENT (Prepared by Emily Kennedy & Peter Morris)

### APPENDIX THREE:

ENERGY STATEMENT (Prepared by Tygue Doyle at Environmental Engineering Partnership)

### APPENDIX FOUR:

AIR QUALITY STATEMENT (Prepared by Emily Kennedy & Peter Morris)

### APPENDIX FIVE:

ACOUSTIC REPORT (Prepared by Nigel Burton at Temple Group)

### APPENDIX SIX:

HERITAGE STATEMENT (Prepared by Nicola Furlonger)

### APPENDIX SEVEN:

ARCHITECTURAL DRAWINGS & MAP (Prepared by Peter Morris)

### APPENDIX EIGHT:

REPORT OF LONDON BOROUGH OF CAMDEN DESIGN REVIEW PANEL: CHAIR'S REVIEW MEETING, APRIL 2019 (Prepared by Deborah Denner at Frame Projects)

# 1.0 SUMMARY

This Design Statement accompanies a planning application for the demolition of the existing dwelling at 20 Vicar's Road and the redevelopment of the site to provide two semi-detached dwellings, collectively known as The Cloud House, comprising:

- one four-bedroom three-bathroom family home (at 20 Vicar's Road), with two roof terraces, and a rooftop plunge pool; and
- one three-bedroom two-bathroom family home (at 20A Vicar's Road), with a 15 m<sup>2</sup> roof terrace;

plus small front and back gardens, landscaping and amenity space for both houses.

The four-bedroom house at 20 Vicar's Road is to be 167 m<sup>2</sup> GIA.

The three-bedroom house at 20A Vicar's Road is to be 131 m<sup>2</sup> GIA.

The application is being brought forward by Mr Peter Morris and Ms Emily Kennedy, the owners and occupants of the existing dwelling. The Cloud House has been designed by Mr Morris, a chartered architect, to provide a unique piece of urban architecture and a lifelong family home (in No 20) .

The proposal has been subject to extensive pre-application discussion and design evolution with Camden officers and design panel; the application scheme now presented is the outcome of this process.





# 2.0 THE ARCHITECT

The architect for the development is **Peter Morris** of **Peter Morris Architects** – he has lived at 20 Vicar's Road with his wife and daughter for more than three years.

He is an RIBA chartered member, with a first class degree in architecture, and is a graduate of the Royal College of Art.

He has designed many residential schemes across London as well as public buildings across the UK, some of which are illustrated here.

Peter Morris is well-known locally for his work at Yerbury Primary School and for his 'whistling wall' of stainless steel fins that now sit on top of the perimeter wall at Parliament Hall Lido.





# 3.0 THE SITE & EXISTING DWELLING

The site lies on the north side of Vicar's Road, in the Gospel Oak area of north London. Belsize Park lies to the west, Kentish Town to the south-east/east, east Hampstead to the north and Dartmouth Park and Tufnell Park to the north-east.

The site itself accommodates a small, two-storey, two-bedroom detached dwelling, owned and occupied by the applicants. The existing house is a small, brick Victorian dwelling built in the Gothic style in the late nineteenth century, with arched windows and a pitched roof. It is a small two-up two-down dwelling, with only 75 m2 floorspace. It is in poor condition, with significant damp issues.

The house has a small courtyard on its north side and a further garden/yard space to the east. The front half of the yard was, until recently, owned by the Council and its use associated with the workshops that previously adjoined the site. There are concrete bollards still in place and chunks of concrete lying around, along with various bits of detritus left over from it having been used by the builders of the new development to the east. The back half of the garden is at a different level to the front half and is predominantly covered in gravel.

The existing building is not listed and does not lie within a Conservation Area.

The property is bound to its west and north by a four-storey French-English Primary School, formerly St Martin's Church Hall, a Grade II listed building – and the new Bacton Low Rise housing development to its east and north (see below). Opposite the site, on the southern side of Vicar's Road, is a pair of nineteenth century three-storey brick semi-detached dwellings and, on the corner of Vicar's Road and Wellesley Road, the Grade I listed St Martin's Church.





# 3.0 THE SITE & EXISTING DWELLING: AERIAL VIEW

