

Design and Access Statement

1 St Anne's Close, N6 6AR

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- A) St Anne's Close Conservation Management Plan
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1. INTRODUCTION

This Design and Access Statement relates to an existing detached house located at 1 St Anne's Close, N6 6AR.

The proposal is the demolition of an existing conservatory and the creation of a new ground floor extension to the side elevation of the property.

St Anne's Close is a unique community, hidden behind the St Anne's Church from the main street and comprises 8 dwellings within the enclosed site like a hamlet. Prior to this submission the owner (applicant) of No. 1 St Anne's Close have carried out the extensive consultation with all the neighbours, by inviting them to the site and presenting the proposed design. The proposed design has been amended 5 times, taking into account all of the detailed comments received, before obtaining full support from all the members of The Close.

This document should be read in conjunction with the submitted drawings and required application forms.

This Design and Access Statement firstly contains a description of the existing building, followed by a summary of relevant planning policies and planning history. There is then a description of the proposal set out in accordance with the recommendations of CABI's *Design and access statements How to write, read and use them* (2007).

2. DESCRIPTION OF EXISTING BUILDING

1 St Anne's Close is a 1952 detached house located in the Dartmouth Park Conservation Area. The Close comprises 8 dwelling houses, two detached houses (no 1 and 2), and three pairs of semi-detached houses (no 3, 4, 5, 6, 7, and 8), forming a secluded community tucked away from Highgate West Hill behind the Grade II Listed St Anne's Church. 1 St Anne's Close is not listed, but identified in the conservation area statement as a non-listed building which makes a positive contribution to the conservation area.

1 St Anne's Close was designed by the renowned architect Walter Segal. The Close is an elegant and socially purposeful housing, incorporating many of Segal's principles for economical and efficient housing models. 1 ST Anne's Close is located at a lower part of the terraced landscape of The Close, with a large private garden on the south side. The house was extended on the west side elevation in the 1990s with a contemporary style conservatory.

3. PLANNING POLICY

The key planning policies relevant to 1 St Anne's Close are as follows:-

- PPS5 Planning for the Historic Environment
- Core Strategy policy CS14 Promoting high quality places and conserving heritage.
- Local Plan D1 requiring design that respects local context and character; preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage; is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation; comprises details and materials that are of high quality and complement the local character.
- Local Plan D2 the preservation and, where appropriate, enhancement of heritage assets and their settings, including conservation areas.
- Local Plan D2 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.
- Conservation Area Statement – 1 St Anne's Close is identified as a non-listed building which make a positive contribution to the conservation area.
- CPG1 Design states in relation to alterations and extensions that
 - Alterations should always take into account the character and design of the property and its surroundings.
 - Windows, doors and materials should complement the existing building.
 - Rear extensions should be secondary to the building being extended.
- Dartmouth Park Conservation Area Appraisal and Management Statement states that Article 4(1) Direction applies only to the fronts of houses, and the sides of houses which face the street, and includes single family dwelling houses and houses converted to flats.

4. PLANNING HISTORY

The following consented planning applications can be considered relevant to 1 St Anne's Close, as part of the ensemble of The Close:-

2 St Anne's Close

2010/6490/P Erection of rear ground floor extension to dwelling (Class C3)

3 St Anne's Close

2011/2645/P Erection of single-storey rear ground floor level extension with green roof in connection with existing dwelling house (Class C3)

5 & 6 St Anne's Close



6 St Anne's Close extension with well-established greenery on the wall and flat roof, disappearing into garden landscape.

5. PROPOSAL - USE, SCALE AND APPEARANCE

The proposal is the creation of a new extension to the side elevation at lower ground floor level. The new extension contains a kitchen, a bathroom, a children's bedroom, a family room and a study.

The design of the proposed extension follows the guidelines stipulated in the St Anne's Close Conservation Management Plan. This is to keep the consistency of the approach to the rest of the houses in The Close, which are all extended and modernised.

The key principles of the proposal are

- Use dark engineering brick for the walls and cover it with a hardwood trellis to encourage the climbing plants to grow over and eventually become part of the garden greenery
- Incorporate sedum green roof to merge into the landscape and enhance the biodiversity of the garden
- Suppress the extension volume by submerging into the existing terraced topography
- Use slim metal window and door frame profiles echoing the original Crittall windows

The existing conservatory is not designed by Walter Segal and is a later addition to the house in the 1990s. The demolition of this element is not detrimental to the character of the host house nor the conservation area.

Creation of a new window opening to the ground floor of south façade is proposed in order to bring more natural light into the corner of the newly formed dining room. It is proposed to recycle and relocate the original metal framed window from the west façade following the demolition of the existing conservatory. The edge of the new opening is aligned with the upper floor window edge in order to keep the balanced proportion of the south façade windows.

6. CONSULTATIONS

Prior to the submission of this application the owner of 1 St Anne's Close has carried out extensive consultations with all the residents of The Close. On 14 October 2019, the scheme was discussed with neighbours and tested at 1:1 scale by erecting bamboo sticks and orange strings to the heights of the proposed extension.



1:1 scale test marking the height of proposed extension. Subsequently the height is reduced to only 2 m above the upper terrace level.

The outcome of this exercise was that the proposed volume felt too tall and bulky, and the design was subsequently modified to further suppress the volume by sinking the room into the terraced topography, and proportionally flattened horizontally with the new open framed timber pergola on the upper and lower terraces, to become an integral part of the garden landscape.

The revised design was again presented to the community of The Close in February 2020, March 2020 and July 2020. All the residents of The Close's detailed comments were incorporated in the design, and finally received a unanimous support from all the residents. As a result, the St Anne's Close Conservation Management Plan have been amended incorporating the proposed design for No.1 (enclosed in appendix A).

The use, scale and appearance of the Proposal are not incongruous with CS14, D1 and D2. It is considered that the proposal would not adversely impact the appearance of the conservation area and streetscape.



CGI of the proposed extension showing its low-profile proportion in relation to the host house and the garden.

7. ACCESSIBILITY, SERVICES AND TRAFFIC

The Proposal does not change existing access arrangements, the levels of use of the highway, or rainwater and foul water drainage system.

8. FLOOD RISK

Flood risk has no bearing on the nature of this application. The proposal is not impacted by flood risk and vice-versa.

9. IMPACT ON TREES

The existing tree survey was conducted by Crown Tree Consultancy on 5 December 2018. The proposed extension is sufficiently away from the category 1 trees. Pile foundation is proposed to minimise the risk of damaging the surrounding existing tree roots. No existing trees are removed or harmed from the proposal. Please see the Appendix. B Arboricultural Report.

10. CONCLUSIONS

The use, scale and appearance of the Proposal is considered as not detracting from the character or appearance of the local context. The Proposal will have no impact on the amenity of the neighbouring residential properties.

There will be no adverse material impact on the setting of the conservation area.

The Proposal is in line with planning policy and so should be supported.