

Design and Access Statement

7 Tatham Place
St John's Wood
London
NW8 6AF

1.0 Introduction

3s Commercial Ltd has been appointed by Elmgrove Developments to submit proposals on behalf of the Client for the refurbishment and extension of 7 Tatham Place in St John's Wood, NW8 6AF.

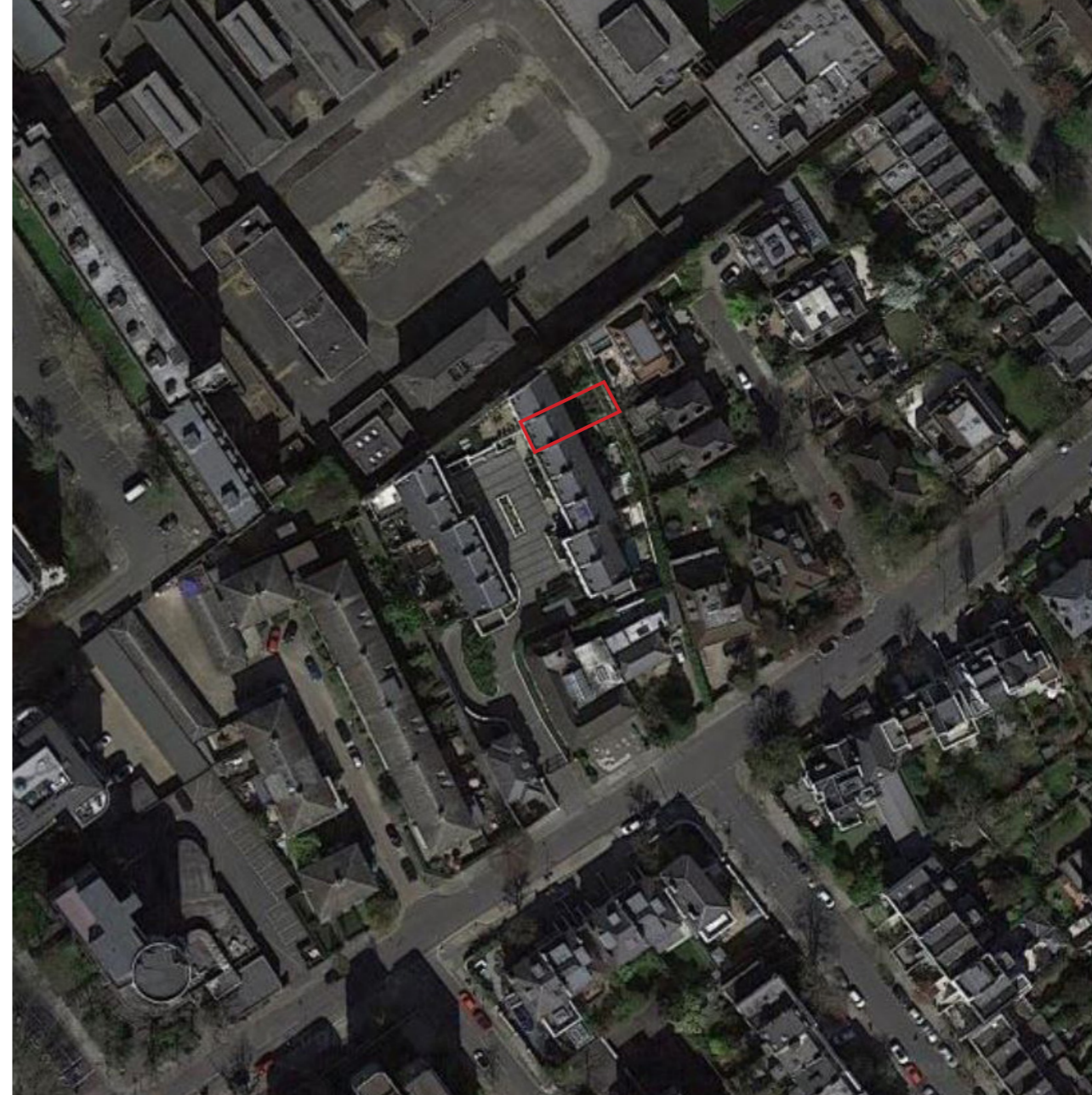
Proposals include the refurbishment of the existing lower level storage and plant room, and a full width extension underneath the rear garden to provide: habitable accommodation for a gym with shower facilities, utility room, secondary entrance from the lower car park level, and a new internal stair to connect the lower level to the ground floor.

This Design and Access Statement describes the design principles and concepts that have informed the proposals and details how access issues have been dealt with within the development.

This document should be read in conjunction with all planning drawings.

2.0 Drawing List

2102 / PL.001 OS Site Location	1:1250 @ A3
2102 / PL.00 Proposed Site Block Plan	1:100 @ A3
2102 / PL.01 Existing Plans, Elevations and Sections	1:100 @ A1
2102 / PL.02 Proposed Plans, Elevations and Sections	1:100 @ A1



3.0 Site Location and Description

The site is located in the north eastern corner of Tatham Place (previously known as Ellington Place) in St John's Wood, NW8 6AF.

Tatham Place is a development built in a mock Georgian style in the early 2000s comprising 12 five storey townhouses arranged in a u-shaped open ended courtyard configuration. It is located within the north eastern region of The City of Westminster's St John's Wood Conservation Area (designated 1967).

Vehicular and pedestrian access is via a gated entrance from Acacia Road opposite St Ann's Terrace. It is within walking distance of St John's Wood underground station, located to the south west, and St John's Wood High Street, which lies to the south east of the site. Tatham Place abuts the St John's Wood Barracks which lies to the north (earmarked for future residential development) and a tall wall separates the rear gardens of the townhouses along the eastern boundary from detached properties located on Acacia Place.

Each townhouse within Tatham Place comprises 4 storeys above ground level, and basement level accommodation. A shared car park is located underneath the central open courtyard, with each property benefitting from two parking spaces. The majority of houses include habitable accommodation in the basement with direct access from the car park as well as lower courtyard gardens. Several of the townhouses have gained approval for and have implemented full width basement level extensions, converting the existing lightwells into additional bedrooms and habitable accommodation, and relocating garden terraces to ground level.

Existing site area approx. 109.5 m²



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4.0 Heritage Statement / Historic Context

St John's Wood:

Once part of the Great Middlesex Forest, from 1238 it was, as St. Johns Wood Farm, a property of St John's Priory, Clerkenwell (the Knights of St John of Jerusalem). This area was equivalent to what was then the north part of Marylebone.

The estate remained Crown property until 21 March 1675 (1676) when Charles II granted the St John's Wood estate to Charles Henry Wotton. On 22 March 1732 (1733) City merchant Henry Samuel Eyre (1676-1754) acquired the majority of the estate, around 500 acres, from Philip Stanhope, 4th Earl of Chesterfield. The St John's Wood estate came to be known as the Eyre estate in the 19th century after it was developed by the Eyre brothers. A masterplan for the development of St John's Wood was prepared in 1794 but development did not start until 1804.

St John's Wood was among the first London suburbs, developed from the early 19th century onwards, with lower-density villa housing and frequent avenues but fewer communal garden squares. Most of the villas have since been subdivided and replaced by small apartment blocks or terraces.

St John's Wood was designated a Conservation Area in 1967.

St John's Wood Barracks was the headquarters for The King's Troop, Royal Horse Artillery until 2012, when the regiment moved to Woolwich. This large site which lies to the north of Tatham Place is earmarked for development.

Prior to its development in the early 2000s, Tatham Place was the location of united Dairies depot milk distribution centre, which was built on the original St John's Wood farm.

The immediate area around Tatham Place is characterised by a mixture of early 19th Century suburban development and terraces. Properties at Tatham Place are identified as being 'Neutral', which neither detract nor enhance the character of the conservation area.

5.0 Relevant Considerations

- St John's Wood Conservation Area;
- The site lies in Flood Zone 1 and is not at risk from river or sea flooding;
- The site is not within one of Westminster's Surface Water Flood Risk Hotspots;

6.0 Planning History

The development of Tatham Place was granted planning approval in September 2000.

A number of properties within Tatham Place have gained planning approval for, and have implemented, extensions at the lower ground floor level. These include no.s 2, 8, 9, 10 and 11, providing full width rear basement level extensions for habitable accommodation, replacing existing lower courtyard terrace light-wells with ground level terrace gardens.

List of planning references:

- | | | |
|------------------------------------|---|---------------------|
| • 99/06336/FULL | Redevelopment to provide 13 houses with associated access, parking, landscaping, servicing and means of enclosure and new entrance gates. | Approved 21/09/2000 |
| • 10/09240/FULL
9 Tatham Place | Rear basement extension to form a new playroom and the replacement of French doors and external staircase with metal spiral staircase leading up to an enlarged roof terrace at ground floor level. | Approved 18/01/2011 |
| • 11/02920/FULL
11 Tatham Place | Erection of full width rear extension at basement level with external terrace above enclosed by glazed balustrade to provide two additional bedrooms to single family dwelling. | Approved 08/06/2011 |
| • 15/09768/FULL
10 Tatham Place | Erection of full width extension at basement level to enlarge single family dwelling. | Approved 14/12/2015 |
| • 18/08476/FULL
2 Tatham Place | Erection of single storey rear extension at lower ground floor level and use of roof as a terrace at ground floor level. | Approved 19/11/2018 |
| • 21/00130/FULL
8 Tatham Place | Erection of a single-storey partial infill extension to the rear basement light well, increase in size of terrace at ground floor level and changes to the ground floor rear elevation doors. | Approved 19/02/2021 |

7.0 The Existing Property

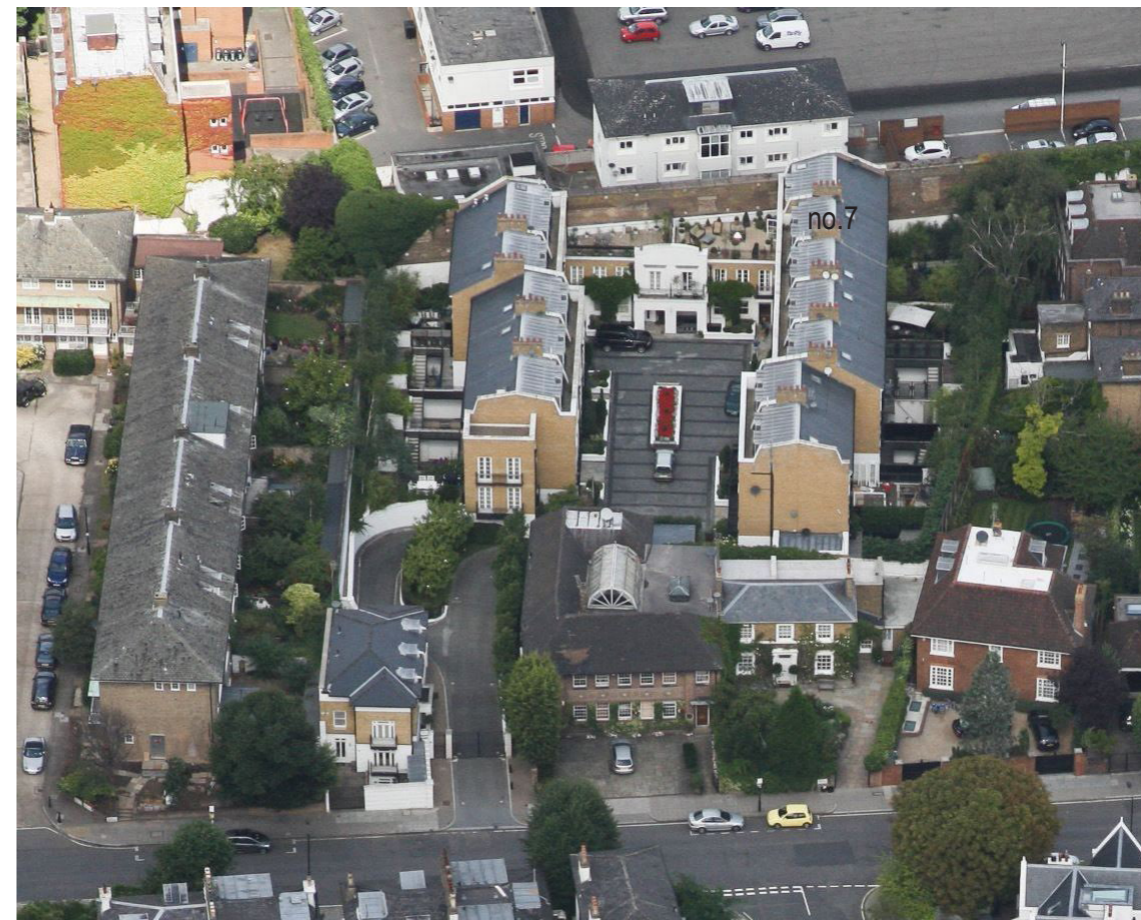
No.7 Tatham Place is a single family dwelling located in the northeast corner of Tatham Place. It is a five storey three bedroom mid-terrace mock Georgian style town house, comprising four storeys at ground level and above, and a plant room and car parking at basement level. The property includes a kitchen and dining space at the principal entrance level with access to a rear garden terrace. The principal living space is located at first floor, with two bedrooms and bathrooms located at second floor and a third bedroom located within the roof at third floor.

A courtyard garden is located at the rear eastern side of the house, which is flanked by white rendered walls and fences to the side boundaries, and a planter and tall retaining wall, along the eastern rear boundary, separating the development from the rear gardens of no. 7 and no.9 Acacia Place.

Pedestrian access is via the front door at ground floor open courtyard level. A basement car park is located underneath the external courtyard, with vehicular access via a ramped approach close to the development's entrance on Acacia Road. A shared staircase situated close to no.6 and no.7 provides pedestrian access from the basement car park to external ground level.

The majority of properties in Tatham Place benefit from habitable accommodation within the basement, which is accessible from the upper floors via a continuation of the main stair within the property, as well as a second entrance from the shared car park. A number of these properties have been extended with full width basement level accommodation at the rear, infilling existing basement level lightwells and relocating garden terraces to ground level.

Due to the corner location and arrangement of car parking spaces (two demised to each property), the full footprint of no.7 does not continue down to basement level. The front footprint of the ground floor is located above the parking spaces for no.6 and no.7, which prevents the main stair within the property continuing to basement level. A plantroom located underneath the rear footprint of the property is accessible from the car park, but is currently disconnected from the upper floors of the house.



Aerial view looking north

8.0 Existing Site Photographs



Aerial view looking west



Existing courtyard, view look north with no.7 located in the right hand corner



Existing courtyard, view looking northeast, with no.7 located in the left hand corner

8.0 Existing Site Photographs



Existing rear elevation of no.7



Existing tall rear garden boundary wall and planter



View from first floor rear, with high boundary wall to St John's Barracks on the left, no. 7 and no. 9 Acacia Place the otherside of the rear boundary wall.



View looking southeast with neighbouring gardens.

8.0 Existing Site Photographs



Existing rear garden to no.6



Existing rear garden to no.7, with rendered masonry wall along boundary with no.6 and rendered masonry wall and fence along boundary with no.8



Existing basement light-well to no.8, and infill to no.9



no.9 basement infill



no.10 basement infill

8.0 Existing Site Photographs



Existing front to back parking to no.6 and no.7



Existing side to side parking to no.8 (note the entire footprint of no.8 continues to basement level)



Existing basement plant / store room

