

0133\_A\_600

58 Canfield Gardens, London, NW6 3EB

## Design and Access Statement

### Introduction

This statement accompanies the application for planning permission for alteration to the rear ground floor fenestration and wall treatment.

### Location and context

58 Canfield Gardens is an existing three-storey + loft semi-detached Victorian residential property located within the London borough of Camden. This property follows the scale and typology of the typical houses located along Canfield Gardens which were built in broadly the same period.

The property is located within the South Hampstead conservation area however is not listed.

### Planning history

The property has the following recent planning history:

2022/0101/P	Amalgamation of two dwelling units to one dwelling unit (C3).	Granted 04-03-2022
2014/7440/P	The erection of a rear roof terrace with balustrade along with increase in roof height and installation of rooflight.	Granted 09-12-2014
8601602	Erection of a single storey rear extension as shown on drawing nos. 001B 002B 003B.	Granted 27-08-1986
8600765	Erection of a single-storey rear extension as shown on drawings No.001-003 inclusive.	Granted 06-05-1986
8500955	Erection of a ground floor rear extension for residential purposes as shown on drawing No.8501/1.	Granted 05-06-1985
9201022	Formation of a means of access to the highway in connection with the use of part of the front garden area for car parking purposes as shown on one unnumbered plan (APPEAL).	Refuse 19-08-1992
8601457	Formation of a means of access to the highway in connection with the use of the part of the front garden area for car parking purposes as shown on 1 unnumbered drawing. Appeal received against refusal of permission	Refuse 04-08-1986

The proposal is part of a wider internal refurbishment envisaged which proposed returning the two dwelling units to one dwelling unit, as approved in application 2022/0101/P and seeks permission to update the fenestration and wall treatment to the non period rear extension which was approved in 1986 application Nos: 8601602/8600765.

### Description of proposal

The proposal is to alter the fenestration and wall treatment to the existing rear ground floor extension.

The proposed changes seek to upgrade the thermal efficiency of the glazing, enhance the connection to the rear garden and to introduce more appropriate materials to the rear extension, which was built in non-period and unmatched brickwork to the original house. The proposal clearly defines old and new.

### Materials and proposed finishing

The existing building has red brick finish typical of the Victorian period which the property is originally from. The concept envisages the use of traditional materials combined with carefully introduced contemporary elements.

The front elevation and upper floors to rear elevation remains in the original red colour brick, whilst the rear extension built in the 1980s is built with bricks not matching those of the original house. The proposal affects only the rear ground floor extension and is not visible from the public highway.

The rear elevation at ground floor level currently has a mix of contemporary wooden doors and windows all with poor thermal efficiency.

The proposal introduces aluminium powder coated slim framed doors in place of the current doors, removes the right hand side window and adds a further two doors, with heights altered to match. The window facing the boundary wall of No.56 is proposed as an oriel window allowing views through to the rear garden from a window seat. The window facing the boundary to no. 58 currently serving an ensuite bathroom is proposed to be removed and blocked in.

The rear extension walls will be enveloped in charred timber randomized vertical battens designed to contrast with the original house, while remaining subservient to it.

2 linear roof-lights between internally between the original Victorian house and the rear extension enhances the line between old and new and makes it clearly distinguishable, whilst introducing much needed natural light into the space.

### **Access and Parking**

Access to the house and parking provisions do not change and will not be affected by the proposal.

### **Daylight and sunlight**

The proposal does not impact the daylight or sunlight to the neighbouring properties, as the footprint remains unchanged

The proposed rooflights will introduce daylight into the rear ground floor extension which due to its north facing aspect does not benefit from direct sunlight.

### **Drawings accompanying this statement**

<i>Drawing No.</i>	<i>Drawing Description</i>	<i>Scale</i>	<i>Size</i>
0133_A_005	LOCATION AND SITE PLAN, SITE PHOTOGRAPHS	VAR	A3
0133_A_010	SURVEY GROUND FLOOR PLAN	1:100	A3
0133_A_011	PROPOSED GROUND FLOOR PLAN	1:100	A3
0133_A_015	SURVEY ROOF PLAN	1:100	A3
0133_A_016	PROPOSED ROOF PLAN	1:100	A3
0133_A_020	SURVEY/PROPOSED FRONT ELEVATION	1:100	A3
0133_A_030	SURVEY/PROPOSED REAR ELEVATION	1:100	A3
0133_A_040	SURVEY SIDE ELEVATION 01	1:100	A3
0133_A_041	PROPOSED SIDE ELEVATION 01	1:100	A3
0133_A_045	SURVEY SIDE ELEVATION 02	1:100	A3
0133_A_046	PROPOSED SIDE ELEVATION 02	1:100	A3
0133_A_050	SURVEY SECTION AA	1:100	A3
0133_A_051	PROPOSED SECTION AA	1:100	A3
N/A	CIL FORM	NTS	A4