

PROPOSED BALCONY TO  
REAR ELEVATION  
**91 CANFIELD GARDENS**  
**LONDON NW6 3EA**

ON BEHALF OF J BELLO

DESIGN & ACCESS  
STATEMENT

MAY 2023



11 CHARING CROSS, NORWICH NR2 4AX

TEL: 01603 666576

## INTRODUCTION

This design statement is to be read in conjunction with NS-4880-100 associated to this planning application.

Our client requested us to make an application to propose a small balcony at the rear of the elevation to 91 Canfield Gardens as per the photo shown on the drawings. The area is within the South Hamstead Conservation area.

## PROPOSAL

As stated above, the proposal is for a balcony at the rear of 91 Canfield Gardens. The existing windows will be replaced with timber French doors to be in keeping with the conservation area.

Balconies can provide a huge improvement to people's lives within flats, especially on upper floors where access to open space can feel restricted especially in terms of mental wellbeing. Balconies are very much part of the landscape for the area in general as highlighted in part 5.2, Character Analysis, Spatial Character of the South Hampstead conservation area report.

The character of South Hampstead Conservation Area relies significantly on the attractive, wide variety of prominent roof forms. Roofs are formed by decorated gables to the frontage, with terracotta decoration and timber windows, sometimes as oculus (round) openings or balconies with railings, capped by elaborate Dutch gables and pediments, or elsewhere treated as steep French style hipped and mansard roofs, some with original dormers, their size, shape and materials designed to harmonise with the host building. Turrets and ogee-shaped domes – for example up and down Fairhazel Gardens – terminate the corners of streets in grand Victorian style. All these original, carefully designed roofscapes play a very important role in maintaining the character of the conservation area.

It is considered that the overall proposal is in keeping with the area. Opposite the proposed development as highlighted in the photograph on the drawing, there are at least 3 balconies which can be seen through the trees.

## ACCESS STATEMENT

All works will comply with building regulations in line with access for disabled persons.