

**PLANNING APPLICATION SUPPORTING STATEMENT
AND DESIGN AND ACCESS STATEMENT**

96 CANFIELD GARDENS, NW6



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DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared in accordance with Planning Circular 01/06 and Cabe Guidance 'Design and Access Statements: How to read, write and use them'.

Background

The site comprises of a four storey terraced property fronting Canfield Gardens, London NW6.

The application site forms part of a terrace of three contemporary properties located within a street scene of traditional properties situated within the London Borough of Camden.

The site is not listed but is located within South Hampstead Conservation Area.

Introduction

This application aims to provide new glazing to the front and rear elevations.

Planning History

A search of the Local Planning Authority records revealed the following result:

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2019/4656/P	96 Canfield Gardens London NW6 3EE	Erection of rear dormer roof extension; installation of 1 x front facing roof light (Use Class C3).	FINAL DECISION	08-10-2019	Granted

Economic and Social

The site is located within a residential area. There are no direct economic or social issues arising as a result of this proposal. Canfield Gardens is located within walking distance of local services and facilities.

The site is well connected by public transport with buses serving the town centre and a main line train station situated within walking distance.

Economically, these conversion and refurbishment works will potentially increase the desirability of the property and the proposed changes and improvements to the property will ensure that it is suitable for the current and future housing market.

INVOLVEMENT

The proposed scheme will have minimal impacts beyond the site’s boundaries and for this reason community involvement has been kept to a minimum. It is proposed to provide minor alterations to the appearance of the elevations to promote a contemporary appearance.

EVALUATION

Opportunities and strengths:

An opportunity to improve external appearance of the building and relate it to the wider surroundings.

DESIGN

This application proposes new glazing to the front and ground floor of the rear elevation. The front elevation proposes metal glazing by a specialist heritage glazing company to provide a contemporary appearance. To the rear elevation we propose a large area of sliding/ folding glazing to improve the relationship between the rear reception room and the rear amenity space.

Use

The property is currently in residential use class and this application proposes no changes to the use of the property.

Amount Scale

The application does not propose any increase in the bulk and scale of the building.

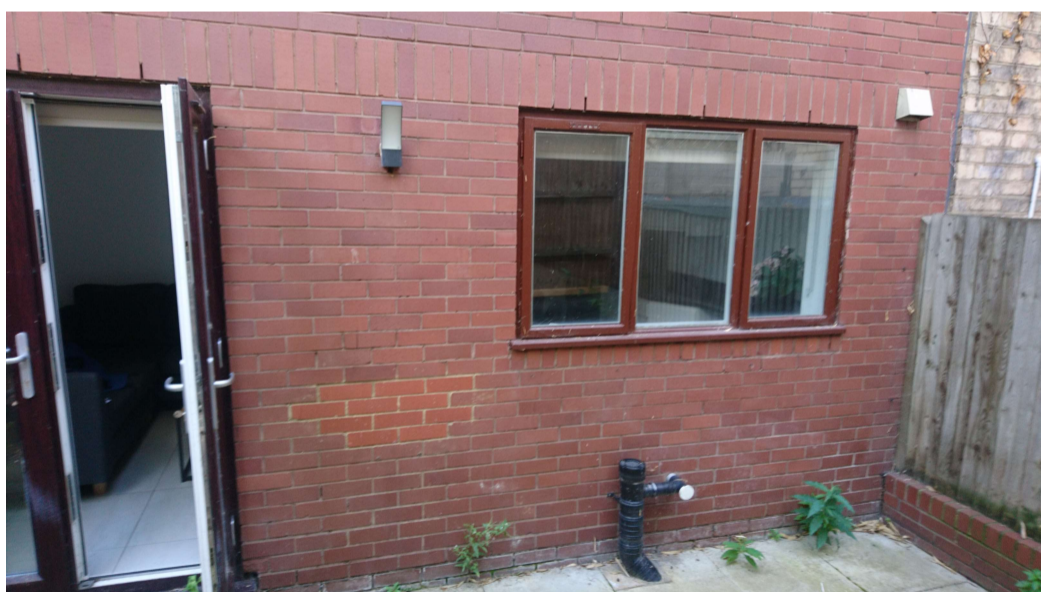
Layout

The proposal will result in an improved layout and provide a high quality family home.

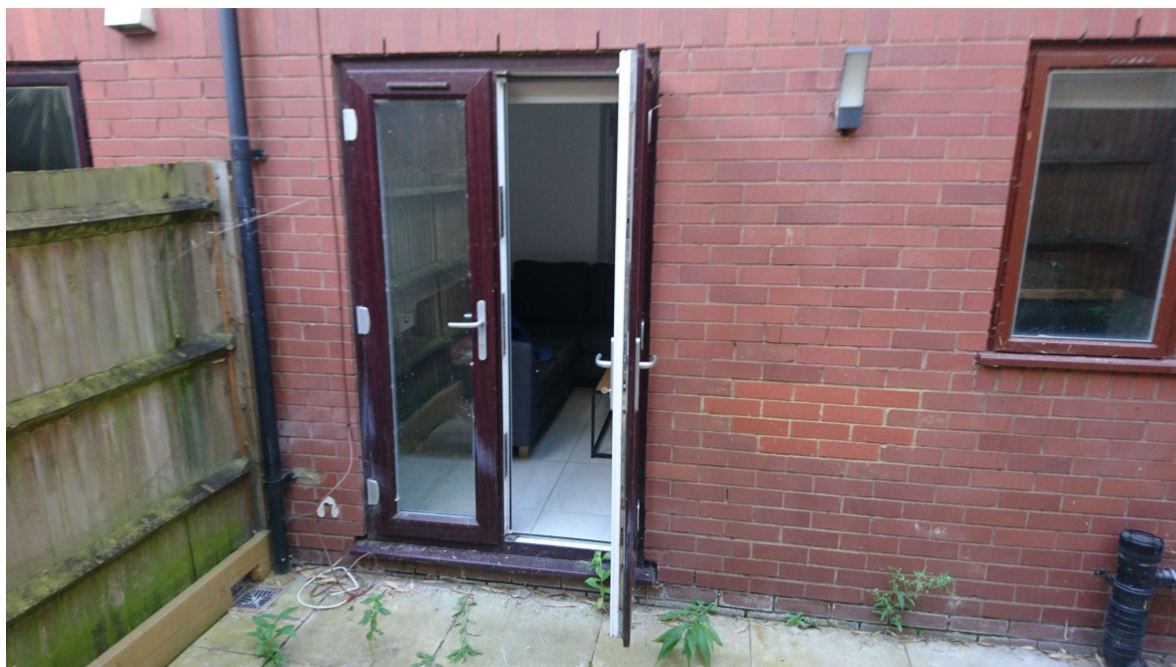
PHOTOGRAPHS OF THE SITE



Front elevation



Rear elevation



Rear elevation