



58 Canfield Gardens, London NW6 3EB

1243 D&A &HS

DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT

06/02/2025

---

**1.0 Access.**

1.1 There is no change proposed to the access. Level pedestrian access from the street will remain as existing.

**2.0 Design.**

2.1 The application site lies in the South end of Canfield Gardens. The site is situated within the South Hampstead Conservation Area  
The existing property is a semidetached three storey with loft dwelling house.

2.2 The proposed alterations are as follows:

- Removal of existing entrance gates
- Introduction of new gates in existing position
- Introduction of the new railing fencing panels on existing boundary wall.

2.3 The proposed power coated black rail and gate spearheads final ends

2.4 The character of the completed boundary wall will be similar to the ones in the immediate vicinity

2.5 The proposed installation of metal railings to the side boundary wall is considered acceptable in terms of scale, design and materials. Whilst the wall in question is adjacent to a public highway and footpath, it is not considered that adding additional height to the wall would cause undue harm to the surrounding environment, particularly because would still allow views through.

2.6 The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, privacy or outlook

2.7 The proposed development is in general accordance with policies A1, And D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.